



**LEON COUNTY  
NOTICE OF TYPE "C" SITE AND DEVELOPMENT PLAN REVIEW**

An application for Type "C" Site and Development Plan Review has been filed with the Leon County Growth and Environmental Management, Development Services. The records of the Leon County Property Appraiser indicate that you own property within 500 feet of the subject property, or you are the representative of a homeowners association in close proximity to the subject property. The purpose of this letter is to notify you of this proposed development. Below is a summary of the request:

<b>Project Name:</b>	Tower Creek Subdivision (fka River Oaks)
<b>Project Description:</b>	Residential Subdivision
<b>Project Location:</b>	South side of Tower Road, immediately west of the CSX Railroad tracks
<b>Property Tax ID #:</b>	21-06-51-000-024-0, 21-06-51-000-050-0, 21-06-51-000-080-0, 21-06-51-000-042-0
<b>Project Area:</b>	41.85 acres +/-
<b>Zoning:</b>	R-3 (single- and two-family) Residential District
<b>Future Land Use:</b>	Mixed Use B
<b>Number of Lots:</b>	154 residential lots
<b>Gross Density:</b>	0.26 acres per unit/3.78 units per acre
<b>Applicant:</b>	Bracken Chase Home Builders
<b>Applicant's Agent:</b>	George & Hutcheson Engineering, Inc. (Att: Dan Hurtado)
<b>Agent's Phone Number:</b>	(850) 422-0020

**The Development Review Committee (DRC) will meet on Wednesday, November 3, 2004, at 10:00 a.m.** This meeting is administrative in nature. You are invited to attend the DRC meeting; however, due to the administrative function of the DRC, public comment will not be considered during the meeting. Therefore, you are encouraged to provide written comments prior to the DRC meeting. All written comments received will be provided to the DRC members for consideration. The DRC will prepare written findings which identify whether the proposed development meets all applicable standards as established in the Leon County Code of Laws. The DRC will transmit a recommendation regarding the proposed project to the Board of County Commissioners who will make a final decision of the project.

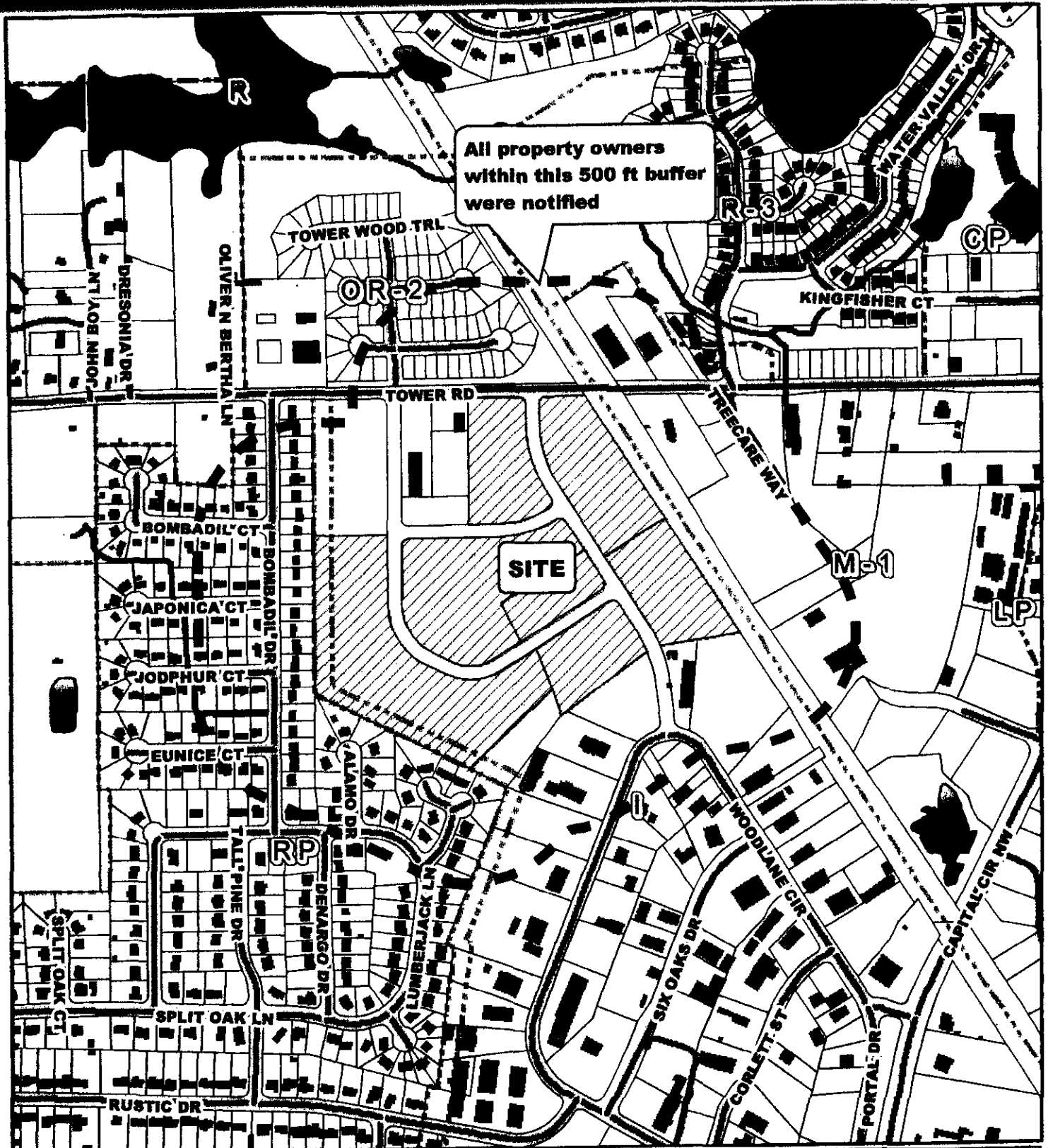
The site and development plan and all supporting information and documentation will be reviewed by Leon County staff prior to the meeting noted above to assure that the development proposal meets all applicable standards required by law as outlined in the County's Land Development Code. The conceptual plan is on file in the Leon County Growth and Environmental Management, Development Services and may be inspected between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The Leon County Growth and Environmental Management, Development Services, is located at 3401 West Tharpe Street, Tallahassee, Florida 32303. The telephone number is (850) 488-9300.

Copies of this site and development application have been forwarded to Leon County staff for technical review. Staff will provide a written recommendation, based on findings of fact to the Development Review Committee. The Leon County Development Review Committee is composed of the Director of the Growth and Environmental Management, Director of Public Works, and the Planning Director or their designee. A written notice of the staff recommendation shall be provided to the applicant and made available to the public one working day prior to the Development Review Committee meeting.

**In accordance with Section 285.26, Florida Statutes, persons needing a special accommodation to participate in this proceeding should contact Christine Coble or Facilities Management, 301 South Monroe Street, Tallahassee, Florida 32301, by written request at least 48 hours prior to the proceeding. Telephone: 488-9962 or 488-1948; 1-800-955-8771 (TDD), or 1-800-955-8770 (Voice), via Florida Relay Service.**

The DRC action concerning this proposed project is not final. Instead, the DRC will make a recommendation on the proposed development to the Leon County Board of County Commissioners. After a public hearing, the Board of County Commissioners shall approve, approve with conditions, deny the project, or continue their consideration to a later date and time certain. The decision of the Board of County Commissioners may be reviewed by the Circuit Court.

**Should you wish to provide written comments regarding the proposed development, please fill out the enclosed form (or attach a letter) and return it to the Leon County Growth and Environmental Management, Development Services, 3401 West Tharpe Street, Tallahassee, Florida 32303. You may also e-mail comments to "joans@mail.co.leon.fl.us". Please include information as indicated on the enclosed form. All written comments received will be forwarded to the Development Review Committee members for their review and consideration when reviewing the proposed development.**



Tower Creek Subdivision  
aka River Oaks  
Type "C" Site & Development  
Plan Notes

Located on the south side  
of Tower Rd approx 2,700 ft  
west of N. Monroe St.

